



HISTORIC DISTRICTS COMMISSION

Public Meeting Minutes

Thursday, July 16, 2020

Virtual Public Meeting

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a virtual public meeting on Thursday, July 16, 2020 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 842 6395 7557 Password: 009375

Commission Members Present: Peter Nobile, Luis Berrizbeitia, Nea Glenn, Melinda Shumway , Paul Ware

Associate Members Present: Abigail Flanagan

Commission Members Absent: Kate Chartener, Katherine Mast

Staff: Heather Gill, Senior Planner

Also Present:

- Michael Bellefeuille
- Fisher Design
- Jane Hotchkiss
- Mark Bobrowski
- Nathan Ketchel
- Ned Perry
- Ingrid (no last name)
- Jean Goldsberry
- Joseph Stein
- Pricilla Clark
- Matt Crozier
- Terri Ackerman
- Lizzie Lewis
- Sherry Litwack
- Lucy Lacoste
- Matt Anderson Miller
- Diane Proctor
- Mike Nowicki
- North River Builders
- Dorothy Kehoe
- Greg Legault
- David Weiner
- Joe Palmer
- Jennifer Brooke
- Mario (no last name)
- Jeff Adams
- Lloyd (no last name)
- Thomas (no last name)
- Sally Sanford
- Susan Bates
- Sally (no last name)
- Kerry Cronin
- Marcia Rasmussen
- Bruce (no last name)

Peter Nobile called the meeting to order at 7:00 P.M by a roll call vote. Mr. Ware joined the meeting later in the evening. Voting Members for the meeting were Mr. Berrizbeitia, Ms. Flanagan, Ms. Glenn, Mr. Nobile, and Ms. Shumway.

CONTINUED PUBLIC HEARINGS

20 Bow Street – North Bridge/Monument Square Historic District, to replace existing mudroom and porch, retaining walls, steps, pathway, garage door, and foundation, and to install garage roof overhang, and fieldstone veneer, and other site improvements.

Mr. Nobile stated that the Commission conducted individual site visits to the property earlier in the day.

The Commission reviewed the existing rendering of the property as well as the specs for the garage doors that were submitted since the last meeting. The Commission had no additional comments on the project.

Chair Nobile opened the hearing for public comment and there was none.

Ms. Glenn moved to approve the application of as submitted. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Application and New Construction Checklist, Existing Conditions photos, Landscape Plan, Materials, Narrative, Plans and Elevations, Garage Specs, Rendering of Existing, Shutter specs, siding paint color, photo of driveway staking

129 Main Street – Main Street Historic District, to amend an existing Certificate of Appropriateness to demolish portions of the building, construct a single-story addition linking the Heywood-Benjamin House to the Concord Free Public Library, renovate existing buildings, and make numerous site improvements

Mr. Nobile stated that the Commission conducted individual site visits to the property earlier in the day.

Mr. Berrizbeitia stated that the parking lot is not appropriate and that he would like to see a change in the footprint of the building to accommodate the parking on site. Ms. Flanagan stated that she would like a briefing from Town Counsel before reviewing this amendment further and voting on it. Mr. Nobile asked Jane Hotchkiss if she had any update from Town Counsel. Ms. Hotchkiss stated that Town Manager Stephen Crane is working on arranging a meeting or briefing. Ms. Shumway stated that she has no issues with the first three amendments, but has as a hard time with the parking lot. Ms. Shumway asked if it was worth revisiting placing the handicapped parking spaces on the Sudbury Road side again. Ms. Glenn stated that she agrees with Ms. Flanagan and Ms. Shumway on their comments.

Chair Nobile opened the hearing for public comment. Mark Bobrowski explained that the settlement is a private arrangement between the library and the individual that filed the appeal. Mr. Bobrowski stated that he was going to try to contact Mina Makarious (from Town Counsel). Jean Goldsberry, whom is on the Committee on Disabilities stated that they prefer the parking on the site versus on the street as it is a safer option.

Ms. Glenn moved to continue the application and public hearing to the meeting on August 6, 2020. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Amendments Narrative, Application, Cover Letter, Existing Window Conditions, Grant Decline Letters, Materials List, New Construction Checklist, Plans and Elevations, Previously Approved Memo, Window Specs, MHC Letter 6-15-20, Parking Lot renderings, Previously approved plan set 11-20-2019, Renderings 8-30-2019, Stipulation of Dismissal HDC

NEW PUBLIC HEARINGS

25 Main Street – Main Street Historic District, to alter previously approved signage

The Commission quickly reviewed the plans for the new signage at 25 Main Street, and noted that they had already reviewed this at a previous meeting. The Commission had no objection to the amended signage.

Chair Nobile opened the hearing for public comment and there was none.

Ms. Glenn moved to approve the application of as submitted. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Application materials

383 Lowell Road –Barrett Farm Historic District, to replace windows

Paul Ware joined the meeting and Ms. Glenn recused herself as an abutter. Voting members for this application were Mr. Nobile. Mr. Ware, Mr. Berrizbeitia, Ms. Shumway and Ms. Flanagan.

Chair Nobile opened the hearing and reviewed the application. Joe Palmer of North River Builders presented the project to the Commission. Mr. Palmer explained that they are looking to replace a few windows as part of a kitchen renovation, and that one of the windows is visible from the public way. Mr. Palmer stated that they would like to replace the small single window with two side by side windows. Mr. Palmer stated that there would not be shutters on the windows. The Commission reviewed the rendering of the proposed window replacement and the window specs. The Commission did not have any comments on the project.

Chair Nobile opened the hearing for public comment and there was none.

Mr. Berrizbeitia moved to approve the application as submitted. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Application Materials

72 Barrett's Mill Road –Barrett Farm Historic District, for the installation of an in ground pool, spa, pool equipment, bluestone terrace, stone pathway, lighting, plantings, and associated grading and drainage

Mr. Berrizbeitia stated that he would need to leave the meeting early. Voting members for this application were Mr. Nobile. Mr. Ware, Ms. Shumway, Ms. Flanagan and Ms. Glenn.

Chair Nobile opened the hearing and reviewed the application. Mike Nowicki presented the proposed project to the Commission. Mr. Nowicki showed views of the project site and photos of the existing conditions and existing landscaping. Mr. Nowicki stated that they will be using materials to match the existing bluestone paths and stone walls. Mr. Nowicki explained that there will be some slight regrading as part of this project. The Commission agreed that the project will not be very visible from the public way.

Chair Nobile opened the hearing for public comment and there was none from the audience. Mr. Nobile read an email from abutters Mr. and Mrs. Crozier into the record, which read as follows:

“Good morning,

We are writing in response to the application for an inground pool and spa at the Lewis Family property at 72 Barrett's Mill Road. We are interested in hearing more from The MacDowell Company in regard to

the setback on the rear of the property which abuts our land at 108 Barrett's Mill Road. Our concerns rest primarily with the siting of the pool in such a way to minimize impact to our property line and that of the conservation land (Parcel 1649-1/12B) and need for site work and any change that may occur in the established drainage patterns in that area.

We are also interested in the planning divisions guidance on how pool chemicals affect the surrounding landscape, if at all, given its proximity to the conservation land. It would be important to us that a sufficient landscape barrier be installed to mitigate the sound of the pool system equipment and/or noise generated by the use and or installation the project.

We apologize for the late notice and submission of this request. Our schedules may not allow for us to be present on the virtual meeting and so please include this request in the question and answer portion of the meeting.

Please let us know if you have any further questions.

Many thanks,

*Kelly & Matt Crozier
108 Barrett's Mill Road"*

Mr. Nowicki responded and stated that the pool will not need to be drained and the intent with the pool equipment is for it to not be bothersome to the homeowners, so it should definitely not be loud enough for the abutters to hear. Mr. Nowicki also explained that they will be adding evergreen screening which will help buffer the project from sight and noise.

Ms. Glenn moved to approve the application as submitted. Ms. Shumway seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Application Materials

OTHER BUSINESS

Temporary waiver of sign regulations during Covid-19

Marcia Rasmussen, Director of Planning and Land Management summarized the need for temporary signage to help businesses during this unprecedented time. Ms. Rasmussen explained that this request is only for certain types of signs for a limited period of time. Ms. Glenn stated that she is in favor of helping local businesses, and is comfortable with most of the proposed signs, but is anxious about banners. Ms. Flanagan stated that she has no issue in principle, but has seen some of the new signs that have gone up without HDC approval and is concerned. Ms. Flanagan stated that she would like to see the waiver be tailored to each historic district, as there would be different levels of appropriate signs for different districts. Ms. Flanagan stated that she would like to walk Main Street to see the sizes of the existing signs, and would like to revisit the temporary waiver after the holiday season is over. Mr. Ware stated that he doesn't want to over complicate things, and believes the HDC could create a presumption to allow the temporary signs. Mr. Ware stated that the businesses need help now. Ms. Shumway stated that she agrees with Ms. Flanagan, but also agrees with Mr. Ware that there needs to be immediate action to help these businesses. Mr. Berrizbeitia stated that he agrees with Mr. Ware. Mr. Nobile stated that he is on the fence, and thinks it is worth strengthening the waiver listed in the memo a little bit. Ms. Flanagan stated that she thinks she could turn something around to strengthen it in 48 hours. Ms. Gill suggested creating an administrative review process for the temporary signs. The Commission discussed how this would work.

Ms. Flanagan moved to adopt the temporary sign bylaw changes, as outlined in Marcia Rasmussen's July 13, 2020 memo, with the condition that temporary signs under this waiver process must be submitted for administrative review by Planning Division staff and HDC Commissioner Abigail Flanagan. Signs will be

reviewed administratively in 48 hours. Ms. Glenn seconded the motion and ALL OTHERS VOTE IN FAVOR. The motion passed (5-0) by roll call vote.

Marcia Rasmussen stated that the Town Manager Stephen Crane called her after the library's presentation and told her that the town is not a party to the settlement and is not able to see the terms of the settlement. He stated that any applications from the library should be treated as new applications or amendments. Mr. Crane offered to set up a meeting between Town Counsel and the chairs of the HDC and the ZBA to review this. Mr. Nobile asked Mr. Ware if he could also attend this meeting with him, due to his legal background.

Expanding the Historic Districts- 21 Thoreau Street and Jennie Dugan Road

Joseph Stein, owner of 21 Thoreau Street, stated that he is concerned with the pace of teardowns and mansionization in Town, and would like to protect his home for the future by placing it in the historic district. Mr. Stein stated that he is aware that this will require him to submit applications to the HDC for any future exterior changes to his house. The Commission asked if there were other homes in the district that could also be looped in, where the homeowners were in favor. Ms. Gill stated that she will look into this, but that they will need to be touching the historic district already in order to be pulled in. Ms. Gill stated that they could add other houses in as single building historic districts if necessary. Ms. Gill stated that she will work on drafting the warrant article for this.

Matt Anderson Miller and Priscilla Clark, of Jennie Dugan Road; and Andres Glass, the chair of the Lincoln Historic District and board member of FOMO, joined the HDC meeting to discuss the potential creation of a historic district consisting of the Jennie Dugan Road neighborhood. Mr. Anderson Miller stated that he has spoken with the neighborhood, and he believes that there is 100% support from the whole street, and that he is encouraged by the response he's received from his outreach efforts. Mr. Nobile stated that he is in favor of creating this historic district and that he would like to set up a tour of the neighborhood soon. Ms. Glenn stated that she is in favor. Mr. Berrizbeitia stated that he thinks this is a great idea. Ms. Shumway stated that the presentation by Mr. Anderson Miller is impressive. Mr. Ware stated that he would like to learn more about the neighborhood and why this qualifies as a historic district. Andrew Glass stated that Lincoln adopted a modern architecture historic district two years ago, and that he can share that report with the Commission. The Commission discussed this and asked staff to work on drafting the warrant article and public outreach materials. Mr. Nobile stated that he will work with Mr. Anderson Miller to find a day/time to schedule a tour of the neighborhood for the Commission.

Approval of Minutes

Ms. Glenn moved to approve the minutes as drafted for the following meetings:

- May 21, 2020
- June 18, 2020

Mr. Berrizbeitia seconded the motion. All others voted in favor. The motion passed (5-0) by a roll call vote.

Ms. Glenn moved to adjourn. Mr. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

The meeting was adjourned at 9:01 P.M.

The next Historic District Commission meeting is scheduled for Thursday, August 6, 2020.

Documents used during the meeting are on file in the Planning Division Office.

Respectfully submitted by:

Heather Gill
Senior Planner

Minutes Approved on: 8/20/2020

Nea Glenn, Secretary